

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, February 17, 2009

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, R. Hall, K. Holt, P. Kochenburger,

P. Plante, B. Ryan

Members absent: J. Goodwin, B. Pociask

Alternates present: M. Beal

Alternates absent: G. Lewis, L. Lombard

Chairman Favretti called the meeting to order at 7:00 p.m. Alternate Beal was appointed to act.

Addition to Agenda:

****Hall MOVED**, Holt seconded, to add to the agenda under New Business, the application for a Proposed Special Permit Modification, 1559 Stafford Road, Valley View LLC, File #105. MOTION PASSED UNANIMOUSLY.

****Gardner MOVED**, Holt seconded, to add to the agenda under New Business, the application for a Proposed Zoning Regulation Amendment, Valley View, LLC, File #1281. MOTION PASSED UNANIMOUSLY.

Minutes:

2/2/09- Hall MOVED, Ryan seconded, to approve the 2/2/09 minutes as written. MOTION PASSED with all in favor except Beal who disqualified himself.

2/10/09-Holt MOVED, Beal seconded, to approve the 2/10/09 field trip minutes as written. MOTION PASSED with Gardner, Favretti, Holt and Beal in favor and all others disqualified.

Zoning Agent's Report:

Items A & B were noted.

Old Business:

1. Review of Land Uses/Potential Zoning Violations: Hall Property, Old Mansfield Hollow Road

Favretti asked for members thoughts on this violation after meeting with the property owner on 2/2/09.

Favretti noted there were several issues to address on this site: the old truck bodies, the antique farm equipment collection and contractor's equipment.

Members shared the following comments: that Hall has said in the past that he would remove certain items from the site but never has done this; that the truck bodies need to be removed and that there should be a strict deadline; that a formal letter should be sent to Hall reiterating what has been agreed to by Hirsch and Hall, stating that failure to comply with these conditions by May 1st shall result in legal action. In addition the letter should also state that there were concerns for neighborhood safety, i.e.: children that could be hurt if playing on or near any of this equipment.

Plante recommended that the collection of antique farm equipment, the definition of “junk”, and the keeping of truck bodies or “pods” for storage, should be added to the agenda of the next Regulatory Review Committee Meeting. Favretti noted that in the absence of the Zoning Agent and the Director of Planning no action would be taken on this item at this meeting.

2. **Application, 4-Lot Subdivision, Hanks Hill & Farrell Rds., Clark Estates Subdivision, File #1280**

Item was tabled awaiting a Public Hearing scheduled for 3/2/09.

3. **Potential Re-Zoning of the “Industrial Park” zone on Pleasant Valley Road and Mansfield Avenue.**

Item was tabled-awaiting a 3/4/09 staff meeting with primary property owners.

New Business:

1. **8-24 Referral: Acquisition of Mansfield Lions Memorial Park**

Plante and Hall disqualified themselves. After a brief discussion regarding the potential of environmental issues with the property due to its proximity to the Town transfer station, Holt MOVED, Ryan seconded, that the Planning and Zoning Commission notify the Town Council that the proposed acquisition of the Lions Memorial Park would significantly promote goals, objectives and recommendations contained in Mansfield's Plan of Conservation and Development and therefore the PZC supports the proposed purchase of this property. MOTION PASSED with all in favor except Plante and Hall who disqualified themselves.

2. **Town Council/Town Manager Referral: Mansfield 2020: A Unified Vision/Housing and Sustainability and Planning Vision Points and Action Steps**

Favretti asked that members review this item and be prepared to discuss it at the 3-2-09 meeting. Holt MOVED, Ryan seconded, to receive the referral from the Town Council/ Town Manager regarding

Mansfield 2020, dated February 12, 2009: A Unified Vision/Housing and Sustainability and Planning Vision Points and Action Steps.
MOTION PASSED UNANIMOUSLY.

3. **Proposed Bill 5862, Mandating Separate IWA/PZC**

Holt MOVED, Hall seconded, that the PZC/IWA Chairman be authorized to submit a letter in opposition of proposed Bill 5862. The letter will incorporate the four reasons of opposition cited in a 2/23/07 letter opposing a similar Bill. MOTION PASSED UNANIMOUSLY. Members also stated that during difficult economic times such as these, it is more efficient and economical to have the same members sit on both commissions, thus presentations don't have to be duplicated at separate meetings. Instead, the pertinent information presented to one commission is entered into the record of the other commission. It was also noted the time and money to implement the changes in the Charter and Town Ordinances would be excessive.

4. **Proposed Special Permit Modification, 1559 Stafford Road, Valley View LLC., File #105**

Holt MOVED, Beal seconded, to receive the modification request application (file # 105) submitted by Valley View LLC to add one dwelling unit to the mobile home park on property located 1559 Stafford Road, owned by the applicant, as shown and described in application submissions, and to refer said application to the staff for review and comments. MOTION PASSED UNANIMOUSLY.

5. **Proposed Zoning Regulation Amendment, Valley View, LLC., File #1281**

Holt MOVED, Beal seconded, to receive the application submitted by Valley View, LLC to amend Article X, Section F.3.g.7 of the Mansfield Zoning Regulations, File #1281 regarding Service Buildings, as submitted to the Commission, and to refer said application to the staff and WINCOG Regional Planning Commission for review and comment, and to set a Public Hearing for March 16, 2009. MOTION PASSED UNANIMOUSLY.

Reports of Officers and Committees:

Favretti noted the next Regulatory Review Committee meeting is set for 3/24/09 at 1 p.m.

Communications and Bills:

Items 4 & 8 were specifically noted.

Adjournment:

Favretti declared the meeting adjourned at 7:34 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary